
MINUTES OF THE HISTORIC PRESERVATION COMMISSION June 11, 2015

Hatton Hall at the Governor Benjamin B. Moeur House Campus
34 E. 7th Street, Tempe, AZ 85281
6:00 PM

Commission Present:

Anne Bilsbarrow
Chuck Buss
Andrea Gregory, Chair
Lauren Proper
Scott Solliday, Vice Chair
Korri Turner

City Staff Present:

Brenda Abney, Tempe History Museum
John Larsen Southard, Historic Preservation Officer
Mark Vinson, FAIA / AICP, City Architect

Commission Absent:

Ira Bennett
Charlie Lee
Brenda Shears

Public Present:

Vic Linoff
Joe Nucci
Dr. Patricia Olson

Chair Gregory called the meeting to order at 6:04pm

1. Call to Audience:

- No Reply

2. CONSIDERATION OF MEETING MINUTES: 05/21/2015

Commissioner Bilsbarrow moved the Commission to approve the May 21, 2015 minutes as written. The motion was seconded by Commissioner Turner and passed with a vote of 5-0.

3. Update on ASU Historic Preservation Efforts – Dr. Patricia Olson, ASU Historic Preservation Coordinator

Dr. Olson provided the Commission a reference outline in advance of the meeting. Additional comments:

- Grady Gammage Memorial Auditorium: Primary goal is expansion of women's restrooms and improving ADA accessibility to various areas. Some external addition/modification is likely, but will be minimized to the greatest extent possible. No plans or elevations available as yet. An architect has been selected, but cannot yet be revealed as the contract is yet to be finalized. Once a concept has been developed, ASU will host a public meeting to gather input.
- Palo Verde Main: Major construction efforts to take place on-site. Logan Simpson will perform archaeological monitoring and prepare a treatment plan.
- Westward Ho: ASU will be leasing space in the lobby of the historic Phoenix hotel. SHPO approval for all planned work has been received.

4. Update on Salt River Pima-Maricopa Indian Community Cultural Resources Department Project Site Visits

- Southard provided review of sites visited and SRP-MIC comments.

- Gregory: SRP-MIC also expressed concerns regarding impacts of new development on their viewshed of the butte from their community, as well as their hope for increased collaboration with and between ASU and City on items of mutual interest.

5. Discuss and Consider Formatting of Tempe Historic Property Register Nomination Staff Reports

- Gregory: Allow for potential translation into National Register (NR) nominations
- Southard: Notes that THPR nominations also serve as the basis for planning staff reports to the Development Review Commission (DRC) and City Council.
- Gregory: Enumerate and address pertinent NR criteria.
- Billsbarrow/Gregory: Include a statement of potential NR eligibility.
- Turner: Include photos illustrating all character-defining features.
- Nucci: Include or reference context studies for the property owner's benefit.
- Gregory: Clearly identify the character-defining features in bullet points for benefit of the property owner and others (include examples or references).

6. Discuss and Consider Historic District Design Guidelines Process

- Southard: Roosevelt and Borden Homes HD's have design guidelines in-place, others don't. Design guidelines can be funded by City neighborhood grants. The most recent City neighborhood grant application deadline just passed.
- Nucci: Roosevelt was done with a grant, which made it feasible to hire Ryden Architects to draft the guidelines; Borden Homes was done in-house, with lots of involvement within the district (Chuck Buss and others).
- Gregory: The Borden Homes guidelines are actually better and more understandable (less "architectonic"), due to heavy staff and neighborhood involvement.
- Linoff: Mesa's first district to adopt guidelines was West Second. These were drafted by Don Ryden. It created a template for others that followed.
- Solliday: Date Palm Manor could be difficult due to the variety of styles.
- Buss: For the Tomlinson Estates process, keep meetings light and use Borden Homes as a template - it will really just be an evolution from Borden Homes. A core group of homeowners will likely emerge and participate throughout.

7. Discuss and Consider Historic Preservation Commission Retreat

- Southard: The HPC has not had a retreat for some time and, since there are no current public hearing items on the horizon, this summer – probably July - might be a good time for one. The O'Connor House would be a nice venue, or the SRP Meeting Building at the Eisendrath House as a fallback.

- Consensus to meet Saturday July 11th, 8 AM – 12 Noon at O'Connor or Eisendrath; staff to check availability and confirm with Commission.

8. Intern Projects Update – Billy Kiser

- Southard: Billy Kiser is currently researching in New Mexico. Upon his return, he will enter designated properties, archaeologically sensitive sites, and historic eligible properties into the new computer software to ensure appropriate actions are taken when a project of any kind is submitted to Community Development for review. This information will also assist with other planning efforts.
- Southard: Recruitment will begin soon for additional interns under the grant program.
- Vinson: Volunteer intern should be starting in July.

9. Chair / Staff Updates

- Southard: Currently preparing annual CLG report for SHPO/NPS.
- Southard: HSRC will consider the Tomlinson Estates and Date Palm Manor NR nominations on 24 July.
- Southard: Interaction with City's Neighborhood Advisory Commission (NAC) and staff.
- Southard: Streetcar update.
- Southard: Property in Maple-Ash for sale at just under \$500,000, nondescript 1950's ranch house; although some improvements have been made to the house, value of multi-family zoned land is the selling point.
- Southard: Site Steward program has been dormant since Amy Douglass retired, but still in existence. Files have been found, however. Gregory: Schedule as future agenda item.
- Southard: Preparing to mail letters of notification to 200 owners of NR-listed properties eligible for reduced tax rates.
- Southard: SHPO pass-through grant reimbursement for recent HP conference attendees has been approved; Eric Vondy of SHPO says reimbursements are "in the works."
- Southard: Cultural sensitivity training is offered by SRPMIC. This will be recommended to other City staff, contractors, developers, etc.
- Southard: Preparing to initiate de-listing of Pedro Escalante House from Tempe Register (demolished accidentally by developer's contractor at El Adobe Apartments, where it was intended to serve as an office or recreation building.

10. Current Events / Announcements / Future Agenda Items

- Vinson/Linoff: Eisendrath Grand Opening/THPF Night to Preserve scheduled for Friday evening 20 November, with an open house Saturday the 21st and Sunday the 22nd.
- Southard: Planning has begun for the 2016 statewide HP conference, which will be held at the Crown Plaza Hotel at 44th Street & Washington in Phoenix, adjacent to a light rail stop. Natural opportunity for partnering

with Tempe for tours and programs. Eisendrath House / AHS Museum / O'Connor House possible venue for reception.

- University Village Apartments, which are not listed in any register, but are publicized by Modern Phoenix as a 1962 Al Beadle design, are likely facing demolition. The property is apparently still owned by a branch of the family who developed the project originally. Preliminary plans have been submitted to Community Development for increased density under the PAD planning process. A neighborhood meeting was held by the developer. Buss: Attended and indicated his opposition to the project, as did a few other residents to the east of the project site.
- Gregory: Any news on the AZsite subscription? Southard: A grant application has been submitted which, if approved, would cover the cost of the subscription.

Chair Gregory adjourned the meeting at 7:34 p.m.

Prepared by: Mark Vinson, FAIA / AICP, City Architect

Reviewed by: John Larsen Southard, Senior Planner / Historic Preservation Officer



Andrea Gregory, Chair